



**clydebank housing association**

## **Rent Increase of 3.5% for Clydebank HA tenants**

Clydebank Housing Association (CHA) will apply a 3.5% rent increase for the year following 28 March. The increase will enable CHA to continue to provide competitive and affordable rents, as well as allow for future investment in the maintenance of its stock, including an investment of £2 million in major repairs in the year ahead.

CHA is required to consult with all tenants and sharing owners and undertook an extensive consultation exercise including issuing individual paperwork explaining the proposed increase, a drop-in and meeting with the local residents group.

Joe Farrell, CHA's Housing Manager said, "Thank you to the 126 tenants and sharing owners who took the time to return their consultation feedback slips. We have personally responded to them all. Over 95% were satisfied with the information provided and, of those who answered, 100% understood why the rent would increase between 2.5% and 4.5%. We also held a very positive drop-in session for tenants. All feedback was presented to our Management Committee for consideration on 30 January."

CHA's Management Committee agreed to a 3.5% increase taking into account:

- all feedback
- how affordable CHA rents are
- how they compare with other landlords
- the costs required to manage and maintain tenants' homes

Joe continued, "It is also pleasing that our 2 and 3 apartment rents remain amongst the lowest in the district. This is particularly important as these house sizes make up almost 80% of our housing stock."

### **Notes to Editor:**

Service charges were also reviewed with the maximum increase to applicable properties being £18.99 per annum/£1.58 per month.

CHA's subsidiary company CHA Power Ltd which provides heat and hot water to over 360 Radnor Park residents froze prices again for the year 2018/2019, keeping them at £51.78 incl 5% VAT per month for the 2-bedroom properties.

Our previous 5 rent increases were as follows:

	Increase	Inflation
2017/2018	1.5%	1.6%
2016/2017	1.7%	1.2%
2015/2016	2.0%	1.6%

2014/2015	3.7%	2.7%
2013/2014	2.9%	3.1%

Local increases that were consulted on for 2018/2019:

West Dunbartonshire Council	2-3%
Knowes HA	2.75%
Dunbritton HA	2.5-3.5%
Trafalgar HA	4%
Dalmuir Park HA	3-5%

Average weekly rent charge per apartment/bedroom size 2016/2017:

	Clydebank Housing Association	West Dunbartonshire Council	Local Housing Association Average	Scottish Average
2 apt/1 bedroom	£61.45	£71.79	£68.03	£71.67
3 apt/2 bedroom	£64.06	£73.92	£72.22	£73.13
4 apt/3 bedroom	£80.11	£78.52	£79.03	£79.42
5+ apt/4+ bed	£96.24	£83.89	£91.19	£88.02

One measure CHA uses to assess affordability is the Scottish Federation of Housing Associations affordability measure/rent comparison tool. Read the Scottish Federation of Housing Associations' paper on Rent Setting Guidance and affordability here: <https://www.sfha.co.uk/news/news-category/policy-update/news-article/sfha-guide-to-rent-setting-and-affordability-tool>

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